

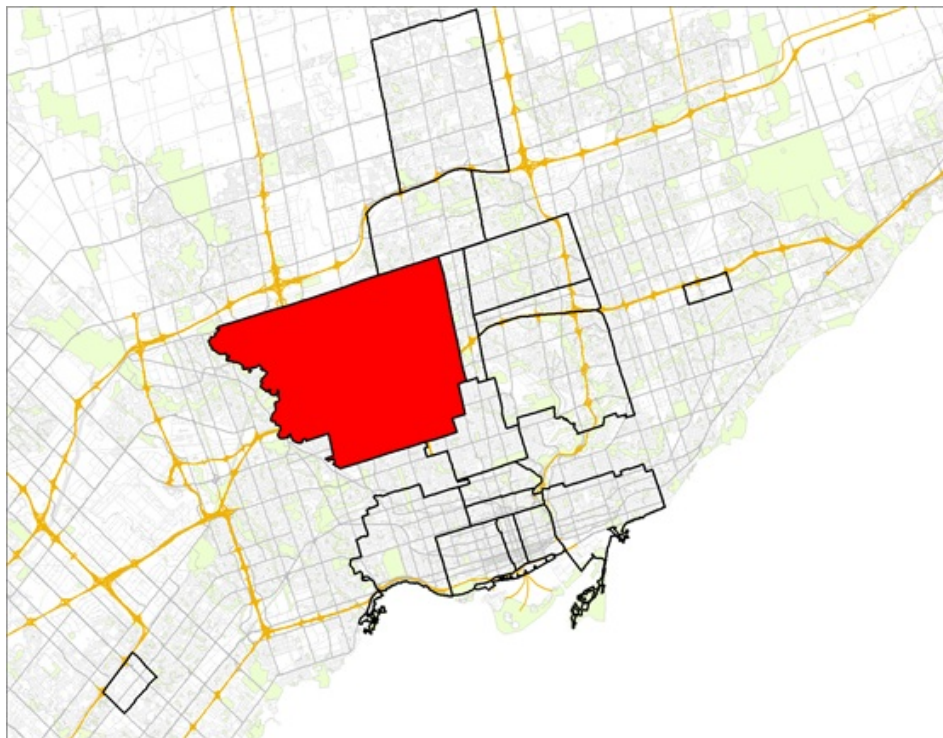


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of March 2022



Sheppard Corridor Submarket Report - March 2022



Sheppard Corridor		GTA
Distinct count of Site Name	10	322
No. of Units	2,222	86,113
Total Sales	1,847	78,893
Act Inv	375	7,220
Avg. \$/sf	\$1,440	\$1,463
Avg. Project \$/SF	\$1,310	\$1,235
Avg. SF	766	978
Avg. \$	\$1,102,844	\$1,431,736
Current Month Sales (incl. active & sold out)	67	3,277

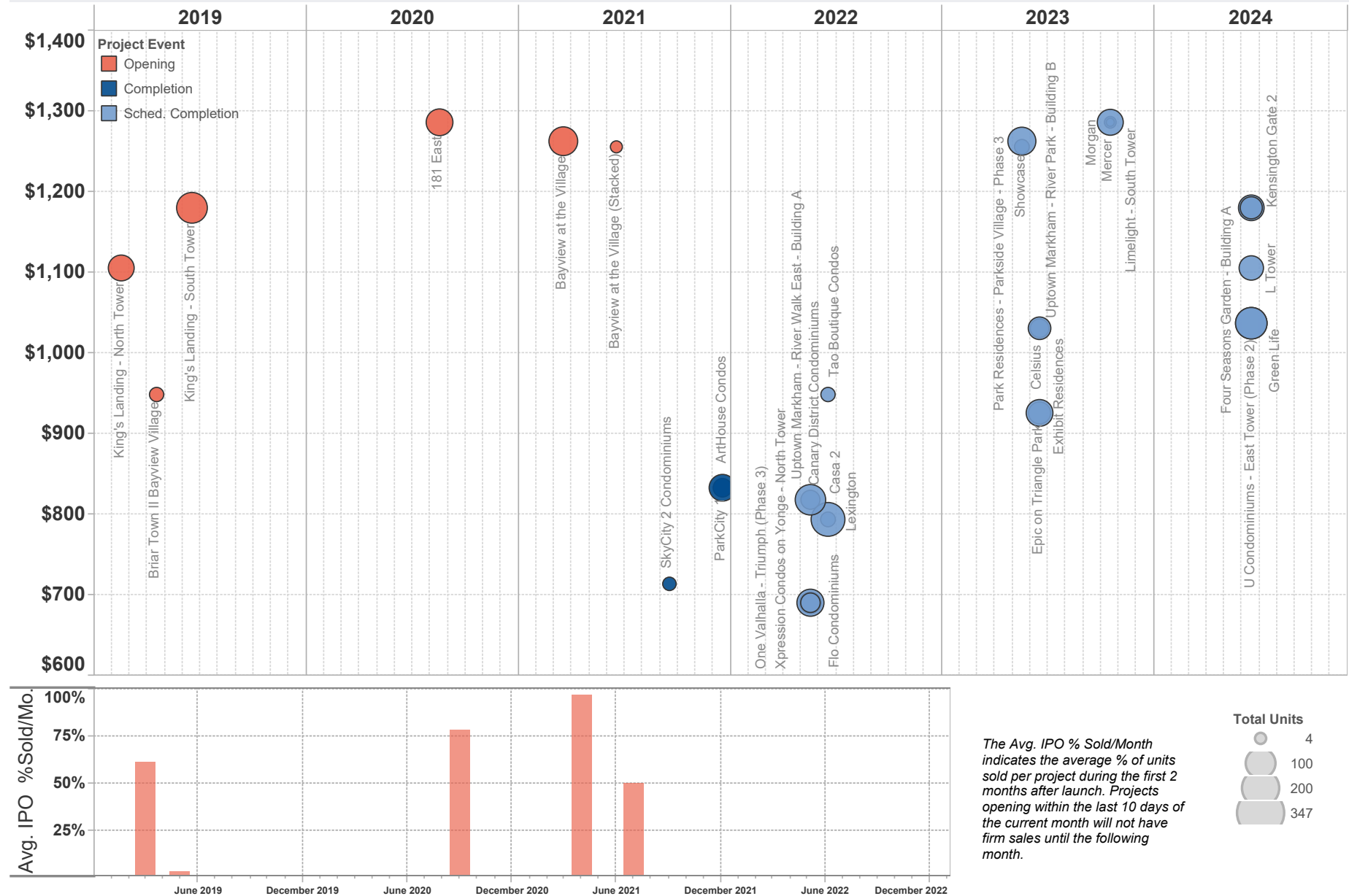
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	19	660
Total Units	7,354	271,565
Min. Density	1.0	0.0
Max. Density	10.1	620.0
Avg. Density	4.3	7.8

Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



Sheppard Corridor Submarket Report - March 2022

Recent Project Openings, Completions & Scheduled Completions



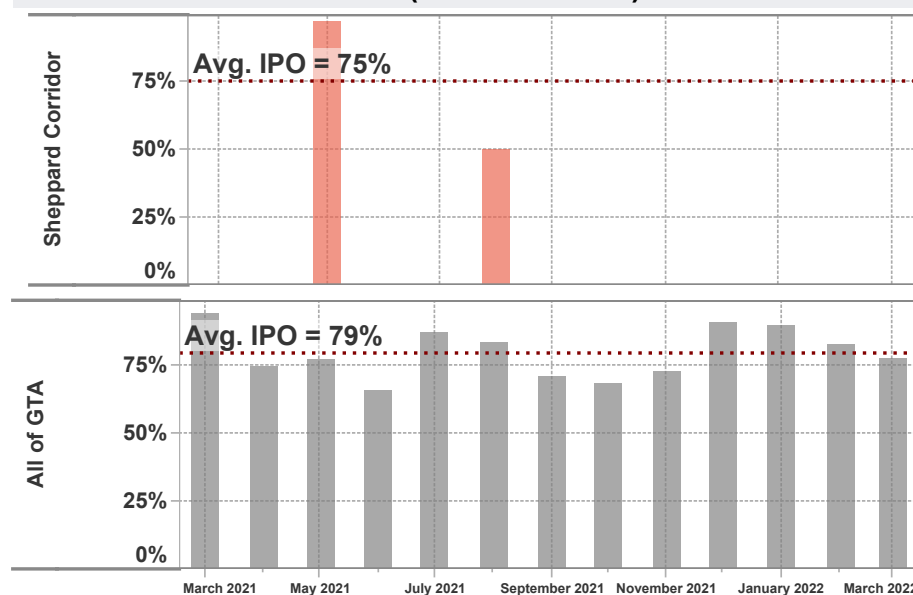
Sheppard Corridor Submarket Report - March 2022

Project Data by Unit Type

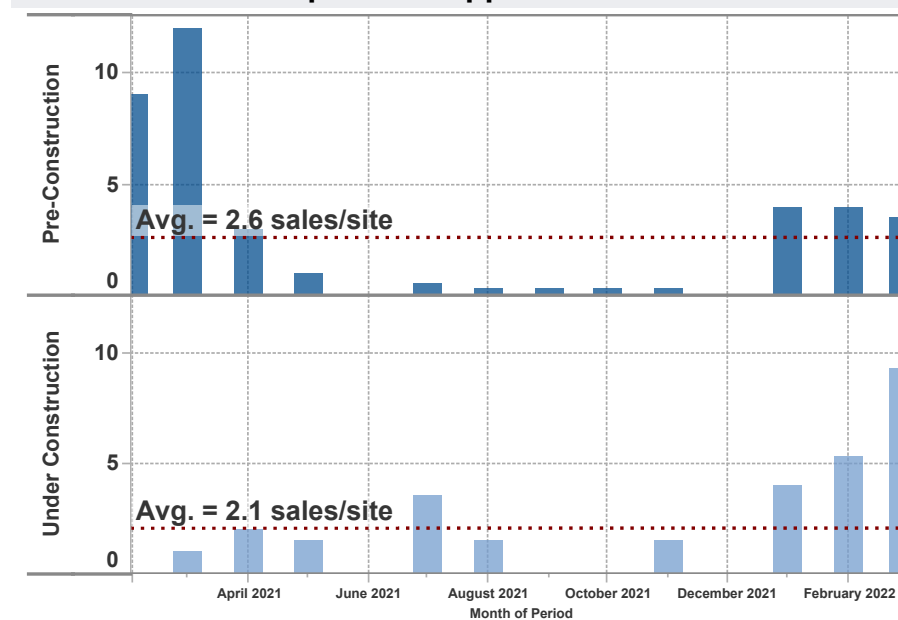
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	3	109	11
1 Bedroom	578	12	482	96
1 Bedroom + Den	400	2	371	29
2 Bedroom	658	17	540	118
2 Bedroom + Den	105	7	74	31
3 Bedroom & Up	307	17	219	88
Penthouse	14	0	14	0
Other	40	1	38	2

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,820	325	372	\$600,000	\$650,000
\$1,672	389	540	\$690,000	\$880,000
\$1,675	500	768	\$897,000	\$995,000
\$1,347	649	1,398	\$920,000	\$1,599,900
\$1,470	680	1,061	\$913,900	\$1,400,000
\$1,375	835	1,300	\$1,100,000	\$1,949,000
\$1,217	1,238	2,248	\$1,480,000	\$2,200,000

IPO Launch Performance (first 2 months)

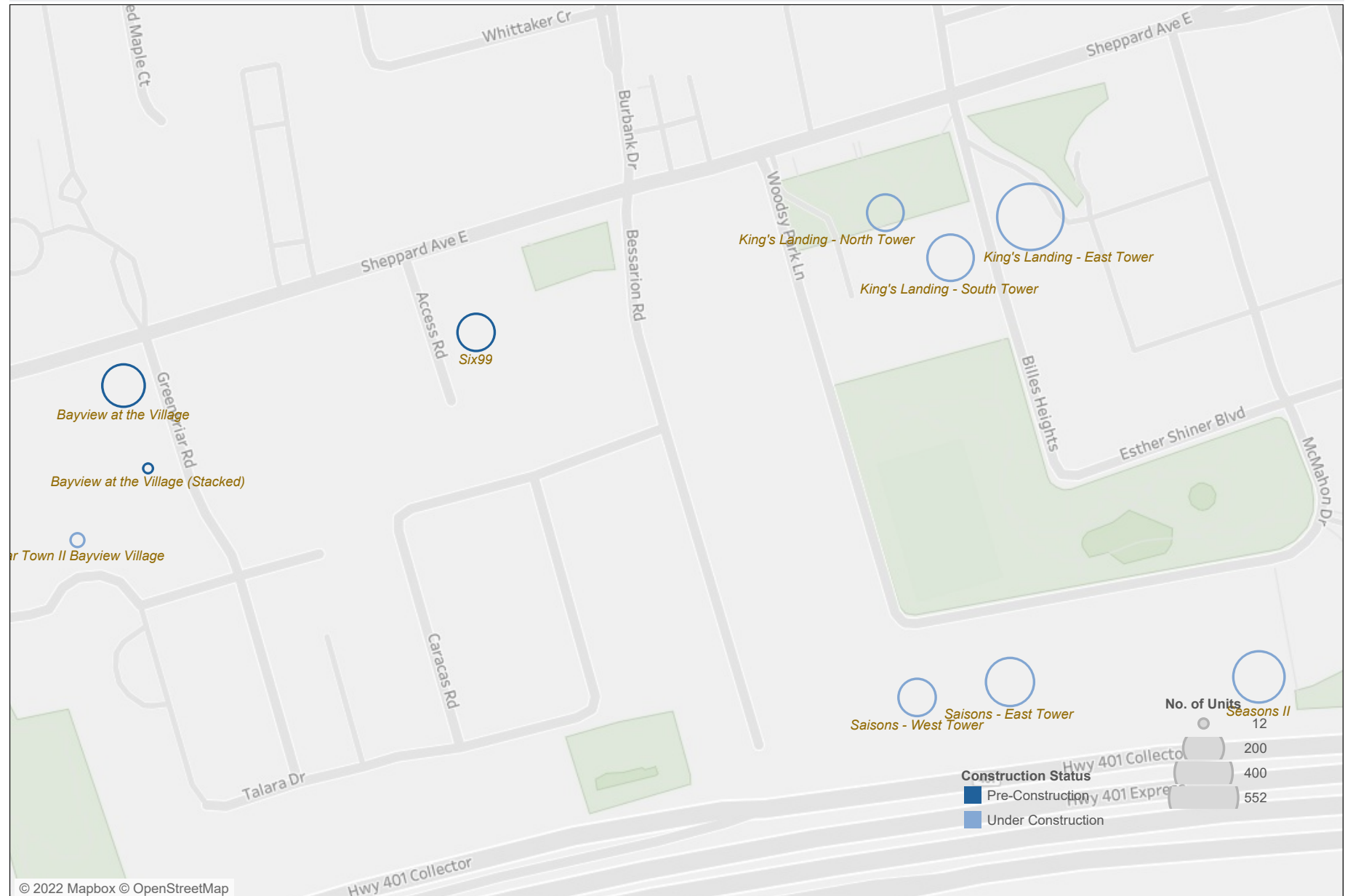


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - March 2022

Current Active Projects



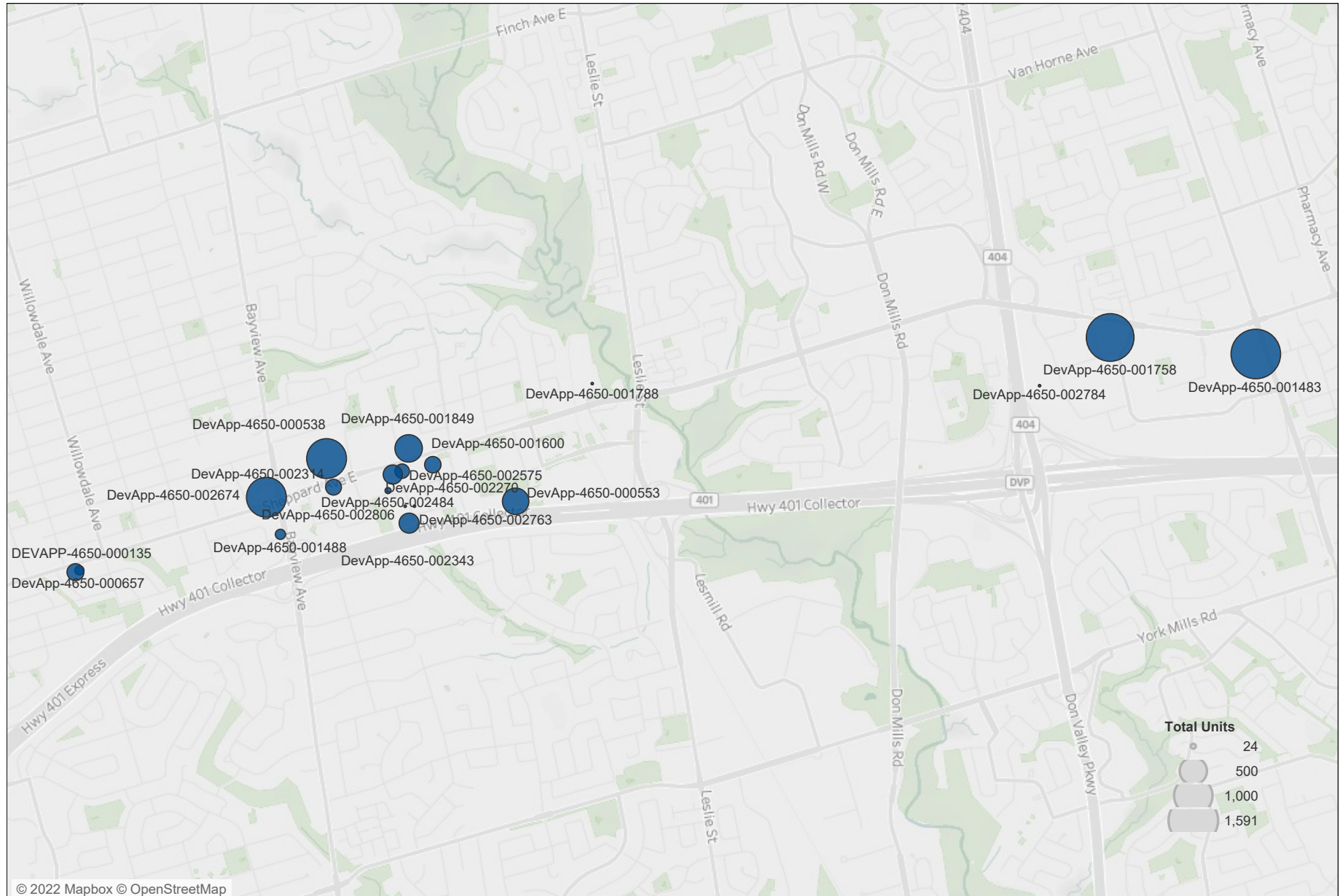
Sheppard Corridor Submarket Report - March 2022

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
Bayview at the Village - Canderel Residential	Apartment	May 2023	5	16	2	226	\$1,263	\$1,282
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May 2023	2	7	1	12	\$1,256	\$1,319
Briar Town II Bayview Village - Buildcrest and Algar Develop..	Stacked	June 2022	1	1	5	24	\$949	\$1,100
King's Landing - East Tower - Concord Adex	Apartment	June 2024	15	29	52	552	\$1,037	\$1,355
King's Landing - North Tower - Concord Adex	Apartment	June 2024	13	13	57	168	\$1,106	\$1,333
King's Landing - South Tower - Concord Adex	Apartment	June 2024	9	9	52	270	\$1,180	\$1,286
Saisons - East Tower - Concord Adex	Apartment	June 2023	6	24	7	291	\$926	\$1,294
Saisons - West Tower - Concord Adex	Apartment	June 2023	5	21	16	175	\$1,031	\$1,261
Seasons II - Concord Adex	Apartment	May 2022	3	17	9	330	\$818	\$1,190
Six99 - Originate Developments	Apartment	November 2024	0	0	174	174	\$1,682	\$1,682

Sheppard Corridor Submarket Report - March 2022

Current Development Applications



Sheppard Corridor Submarket Report - March 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	1.0	185
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	1.1	1,026
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	8.7	452
DevApp-4650-000657	145 Sheppard Avenue East	1.0	55
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	1,591
DevApp-4650-001488	2810 Bayview Avenue	2.9	67
DevApp-4650-001600	699 Sheppard Avenue East	4.2	174
DevApp-4650-001758	2135 Sheppard Avenue East	5.0	1,474
DevApp-4650-001788	1200 Sheppard Avenue East		
DevApp-4650-001849	680 Sheppard Avenue East	4.9	487
DevApp-4650-002270	627 Sheppard Avenue East	3.8	238
DevApp-4650-002314	589 Sheppard Avenue East	5.0	160
DevApp-4650-002343	71 Talara Drive	7.0	259
DevApp-4650-002484	12 Dervock Crescent	1.9	24
DevApp-4650-002575	1 Greenbriar Road	5.1	134
DevApp-4650-002674	500 Sheppard Avenue East	10.1	1,028
DevApp-4650-002763	26 Greenbriar Road		
DevApp-4650-002784	245 Yorkland Boulevard		
DevApp-4650-002806	23 Greenbriar Road		

Sheppard Corridor Submarket Report - March 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 18	• 18	• 4,991	• 322	• \$2,465	• 1,532	• \$3,775,708	• 10,382
Central Waterfront	• 14	• 9	• 4,147	• 561	• \$1,614	• 1,128	• \$1,821,027	• 16,313
Don Mills - York Mills	• 161	• 14	• 3,675	• 321	• \$1,122	• 955	• \$1,071,323	• 11,228
Downtown Core	• 1,287	• 9	• 4,876	• 547	• \$2,011	• 887	• \$1,783,158	• 19,254
Downtown East	• 99	• 16	• 5,351	• 550	• \$1,389	• 822	• \$1,141,922	• 17,043
Downtown West	• 72	• 24	• 7,889	• 620	• \$1,583	• 1,030	• \$1,629,985	• 17,878
Etobicoke Waterfront	• 6	• 1	• 518	• 5	• \$1,560	• 486	• \$758,000	• 7,581
Highway7 - Yonge	• 0	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 5,645
Mississauga City Centre	• 358	• 11	• 6,774	• 126	• \$1,146	• 920	• \$1,054,225	• 206
North Toronto	• 49	• 18	• 3,714	• 323	• \$1,497	• 1,088	• \$1,629,305	• 23,718
North Yonge Corridor	• 34	• 6	• 1,772	• 81	• \$1,577	• 920	• \$1,451,141	• 90,704
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 1,157
North York West	• 20	• 6	• 544	• 99	• \$1,405	• 2,026	• \$2,846,414	• 7,354
Not Applicable	• 1,018	• 135	• 24,049	• 2,603	• \$1,081	• 853	• \$922,204	• 9,298
Scarborough City Centre								• 13,411
Sheppard Corridor	• 67	• 10	• 1,847	• 375	• \$1,440	• 766	• \$1,102,844	• 16,850
Thornhill	• 17	• 4	• 1,130	• 64	• \$1,187	• 1,336	• \$1,585,893	• 3,543
Toronto East	• 4	• 8	• 1,124	• 42	• \$1,273	• 1,070	• \$1,361,873	
Toronto West	• 44	• 20	• 4,020	• 426	• \$1,290	• 940	• \$1,211,723	
Yonge - St. Clair	• 9	• 7	• 779	• 127	• \$2,336	• 1,838	• \$4,293,605	

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